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CONSERVATION ADVISORY WORKING PARTY

22 July 2008

Present:- Councillor Mrs Naylor in the Chair

Councillors Miss Cooper and Mrs Williams

Representing Outside Bodies:-

Mrs A Berrisford – Betley, Balterley & Winehill Parish Council
Mr D Ferrington – Staffs Historic Buildings Trust
Mr R Manning – North Staffs Society of Architects
Mr J Prendergast – Newcastle Civic Society
Mr B Sinnott – Madeley Parish Council

208. * **DECLARATION OF INTEREST**

There were no Declarations of Interest stated.

209. * **PLANNING APPLICATIONS**

Resolved:- (a) That the decisions on applications previously considered by this Working Party be received.

(b) That the following observations be made on the applications listed below:-

<u>App No</u>	<u>Proposed development and name of applicant</u>	<u>Comments</u>
08/431/FUL	Change of use from shop premises to two dwelling houses with new vehicular access. 50-52 Church Street, Audley. Mr F Boon.	Members requested that Officers negotiate with the applicant for a more appropriate design of window to the front elevation to fit in with the existing street scene. This could be achieved by requesting obscured glass to the lower part of the house windows.
08/541/FUL	First and second floor rear extensions, including alterations to roof, external staircase and balcony. 4 Alsager Road, Audley. Mr R Melvin.	Recommend refusal. The design is 'confused' and units would detract from the character and appearance of the Conservation Area.

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08/544/ADV	Retention of two signs displaying car park and on site parking information and charges and relocation of two signs from within Keele Village Conservation Area. University of Keele, Keele. Keele University.	Recommend refusal. The signs had already been installed and were regarded by Members as being detrimental to the character and appearance of the Conservation Area, due to placement and quantity. Request that Officers negotiate to reduce the number and identify alternative sites.
08/555/FUL	Sixty-three, two bedroom flats extra care scheme linked to new Madeley community building replacing existing residential care home (Lea House) and existing village hall and scout hut. Madeley Village Hall and Lea House, Furnace Lane, Madeley. Madeley Project Group & H21.	No objections in principle to this proposal. However, Members requested that the car park be better sited so as to not be the first aspect of the development to be seen. Alternatively, a landscaping scheme could be agreed.
08/574/FUL & - 08/575/FUL	Ground floor rear extension 52 & 54 West Street, Newcastle. Mrs J Hallam (No 52) and Mrs G Johnson (No 54).	The Conservation Advisory Working Party was pleased to see the reconciling of roof lines. However, one property offered a more attractive element to the Conservation Area. Request that applicants reconsider the treatment of the rear elevation to be more in accordance with each other; e.g. removal of window and resiting door.
08/580/FUL	Change of use of building from Class D2 (leisure) to Class A1 (shop), external alterations and associated access and landscape works. Former Cannons & Choices Video Units, Barracks Road, Newcastle. LSI (Investments) Ltd.	No objections in principle subject to there being a restrained use of colour and bright surfaces in this prominent location.
08/585/FUL	Erection of six storey building comprising ground floor food store and a five storey hotel; associated access, car parking, landscaping and servicing.	Members objected strongly to this proposal and recommended refusal. The design is an inferior concept and design. The opportunity has been missed to gain

	Site of former Georgia Pacific, Stanier Street, Newcastle. Stanier Homes LLP.	something of quality following the demolition of the non-descript Georgia Pacific building. This is of vital significance to this part of the town centre
08/595/FUL	Dredging of lake, deposit of dredgings, repairs to weir and provision of silt traps and interceptors to lake inlets. Keele Hall Lake, 1 Keele University, The Village, Keele. Keele University.	No objections. Members welcomed the project and looked forward to its completion.
08/437/FUL	Amendments to previous application 05/881/FUL for two storey side/rear extension with basement, garage and utility. Fayth Cottage, 1 Lees Yard, Maer. Mrs D Burnham.	Recommend refusal. The application appeared to transgress a number of conditions and would be detrimental to the character and appearance of the Maer Conservation Area.

210. * **NEWCASTLE TOWN CENTRE AND BETLEY CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS**

Consideration was given to a report on the Newcastle Town Centre and Betley Conservation Area Appraisals and Management Plans.

These would form part of the rolling programme of appraisals and management plans for the Conservation Areas across the Borough.

Resolved:- (a) That the Conservation Area Appraisal and Management Plans for the Town Centre and Betley Conservation Areas be approved, as set out in the report, with minor amendments as set out in B and C below, and that delegated authority be given to the Development Control Manager to approve the final draft which will include photographs.

(b) That Members agree to alter the Newcastle Town Centre Management Plan to include reference to Areas of Special Control of Advertisements with a recommendation that officers will consider whether it is appropriate to pursue this special control.

(c) That Members agree to alter both Management Plans to include reference to the potential for a railing replacement scheme as a longer term project as this will require some match funding.

(d) That Members accept the boundary changes as proposed in the Management Plans for both Conservation Areas and grant authority to the Development Control Manager to carry out the necessary statutory arrangements to make those boundary changes.

211. * **BETLEY MODEL FARM COMPLEX, MAIN ROAD, BETLEY
08/381/FUL & 08/382/LBC**

Following consideration of the above application at the Conservation Advisory Working Party on 10 June 2008, the Chair made the following comments:

“Members of the Conservation Advisory Working Party considered this application with the help of a detailed description from the Conservation Officer, line drawings, site plans and photographs.

The complexity of the buildings, the key location and setting of them in relation to historic landscapes and buildings in the village led the Working Group to the view that the application really could not be considered properly without seeing the reality.

Mr Benson kindly offered the opportunity – after pressing from Members of the Conservation Advisory Working Party, a site visit. This precedent was welcomed by the Group.

Before the visit I was relatively persuaded that the proposals might be a good way to preserve the buildings and prevent their complete ruin.

After the visit my view changed. The buildings were built in at a time when people and stock were smaller. None of them would sustain being inhabited now without substantial alteration-widening and deepening. It seemed to me the whole complex is quite small in scale and as such is a historic reminder of earlier times in agriculture.

Additionally, the size of the car park and the nature of activity proposed (a busy function hotel), is completely inimical to the historic setting of Betley Old Hall and the Conservation Area landscape (also of historic quality) in that part of Betley.

This is a great example of the ‘functional tradition’ in architecture in the Borough. I would hate to see the mood and setting of the model farm lost through conversion to a backdrop to fashionable modern life.

I wish strongly to oppose the proposal for development.”

**MRS W NAYLON
Chair**